

Mr Ajay Mistry
BUILD+D on behalf of Charter
Projects
24 St Thomas's Place
London
E9 7PW

Application Ref: **2012/4284/P**
Please ask for: **Tania Skelli-Yaoz**
Telephone: 020 7974 **6829**

16 October 2012

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) Order 2010
Town and Country Planning (Applications) Regulations 1988

Householder Application Granted

Address:
174 Regents Park Road
London
NW1 8XP

Proposal:

Erection of conservatory (following demolition of existing conservatory) at rear lower ground floor level, creation of balcony, and replacement of window with door at rear ground floor level, alterations to windows on front, side and rear elevations and relocation of front entrance from Berkley Road to Regent's Park Road, and alterations to studio in rear garden all in connection with existing dwellinghouse (Class C3).

Drawing Nos: Site Location Plan; [Prefix 0040_] 000_EX_1/2/ Rev C, 000_EX_2/2/ Rev C, 000_PL_1/2, 000_PL_2/2 rev A, 100_EX_2/2/Rev D, 100_PL_1/2; 100_PL_2/2 rev A, 200_EX/C, 200_PL rev A, 300_EX/C, 300_PL, 400_EX/C, 400_PL, 401_EX rev A, 401_PL rev B, 500_EX/C, 500_PL/D, 501_EX/C, 501_PL/C, 502_EX/C, 502_PL/D, 503_EX/B, 503_PL/C, 504_PL rev B, 505 EX, 505 PL, 600_EX/B, 600_PL rev B, 601_EX_1/2 rev A, 601 EX 2/2 rev A; 601_PL_1/2 rev B, 601_PL_2/2, 700_EX.



The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans [Prefix 0040_] 000_PL_1/2, 000_PL_2/2 rev A, 100_PL_1/2; 100_PL_2/2 rev A, 200_PL rev A, 300_PL, 400_PL, 401_PL rev B, 500_PL/D, 501_PL/C, 502_PL/D, 503_PL/C, 504_PL rev B, 505_PL, 600_PL rev B, 601_PL_1/2 rev B, 601_PL_2/2.

Reason:

For the avoidance of doubt and in the interest of proper planning.

- 4 Prior to the commencement of any works on site, details demonstrating how trees to be retained shall be protected during construction work shall be submitted to and approved by the Council in writing site. Such details shall follow guidelines and standards set out in BS5837:2012 "Trees in Relation to Construction". All trees on the site, or parts of trees growing from adjoining sites, unless shown on the permitted drawings as being removed, shall be retained and protected from damage in accordance with the approved protection details.

Reason: To ensure that the development will not have an adverse effect on existing trees and in order to maintain the character and amenity of the area in accordance with the requirements of policy CS15 of the London Borough of Camden Local Development Framework Core Strategy.

- 5 A 1.8 metre high screen, details of which shall have been submitted to and approved in writing by the local planning authority, shall be erected above the boundary wall with no. 176 Regents Park Road adjacent to the rear balcony prior to the first use of the balcony and shall be permanently maintained and retained.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in

accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 of the London Borough of Camden Local Development Framework Development Policies.

- 6 Notwithstanding the drawings hereby approved, detailed drawings (scale 1:10), in respect of the metal railings of the entrance gate and the making good of the brick boundary wall shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun. The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 7 Notwithstanding the drawings hereby approved, detailed drawings (1:10) of the balcony railings shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun. The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 8 Notwithstanding the drawings hereby approved, the decorative finish of the rendered elevation (side elevations, annotated with 'Ashlar decoration') should be to exactly match the neighbouring buildings of the adjoining terrace.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 2363).
- 2 Noise from demolition and construction works is subject to control under the

Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Compliance and Enforcement team [Regulatory Services], Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.

- 3 Reasons for granting permission:
The proposed development is in general accordance with the London Borough of Camden Local Development Framework Core Strategy, with particular regard to policies CS5 [Managing the impact of growth and development], CS14 [Promoting high quality places and conserving our heritage] and the London Borough of Camden Local Development Framework Development Policies, with particular regard to policies DP2 [Making full use of Camden's capacity for housing], DP24 [Securing high quality design], DP25 [Conserving Camden's heritage] and DP26 [Managing the impact of development on occupiers and neighbours]. For a more detailed understanding of the reasons for the granting of this planning permission, please refer to the officers report.

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